

La Joya

RESIDENCES & BEACH CLUB



Experience the Jewel of a Lifetime

BEACH RESIDENCES



PROJECT INTRODUCTION

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La Joya

Beach Residences

As DND Homes, we are proud to present our luxury residential project in Long Beach, Iskele: La Joya Beach Residences. It is time to experience the jewel of a lifetime!

In Spanish, La Joya (La Hoya) means the jewel, and this highly coveted project of Long Beach, Iskele is the jewel of this region. The ideal location of these low-rise luxury residences makes this place special as they have an exquisite beach access called La Joya Beach Club. The residents will have access to almost 24-hour entertainment. This unique opportunity is offered by the esteemed DND Homes based in the USA.

You are going to feel pampered and relaxed year-round in these low-rise exquisite 74 residences. You will wake up to a holiday ambiance every single day when you open the door and see the island pool right at your feet.

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LOCATION *ADVANTAGE*

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Best Location

Long Beach is the coastal region of Iskele town, which is a rapidly growing area with famous golden beaches on the East Coast of North Cyprus. The Long Beach region has become one of the most popular areas in North Cyprus as it hosts many residents, travelers, and investors.



La Joya Residences & Beach Club

LOCATION ADVANTAGE

La Joya Beach Residences are in Long Beach coast of Iskele town, adjacent to the cozy fishing village of Bogaz.

- Bogaz is a village famous for its fresh and tasty seafood restaurants
- The La Joya Beach Club is 3 minutes' drive away from the Residences
- The Arkin Hotel is a stone throw away for extra entertainment.
- Merit Cyprus Gardens and Hotel is around 5 minutes' drive away.
- The Residences are located 23 kms away from the port city Gazimagusa (Famagusta), which is approximately 15 minutes' drive
- The Ercan Airport is approximately 50 kms away with a driving time of 45-50 minutes
- The Larnaca Airport is 60 minutes drive from the Residences.
- Pera Mackenzie Beach is 5 minutes away
- The drive to the Salamis Ruins is 5 minutes
- The closest hospital to La Joya Beach Residences is the Long Beach Medical Center which serves as a polyclinic. The polyclinic is approximately 5 min drive from the residences



The residences are
located **500m away**
from the seaside.





About La Joya

A Fun World is Rising, Come Discover It!

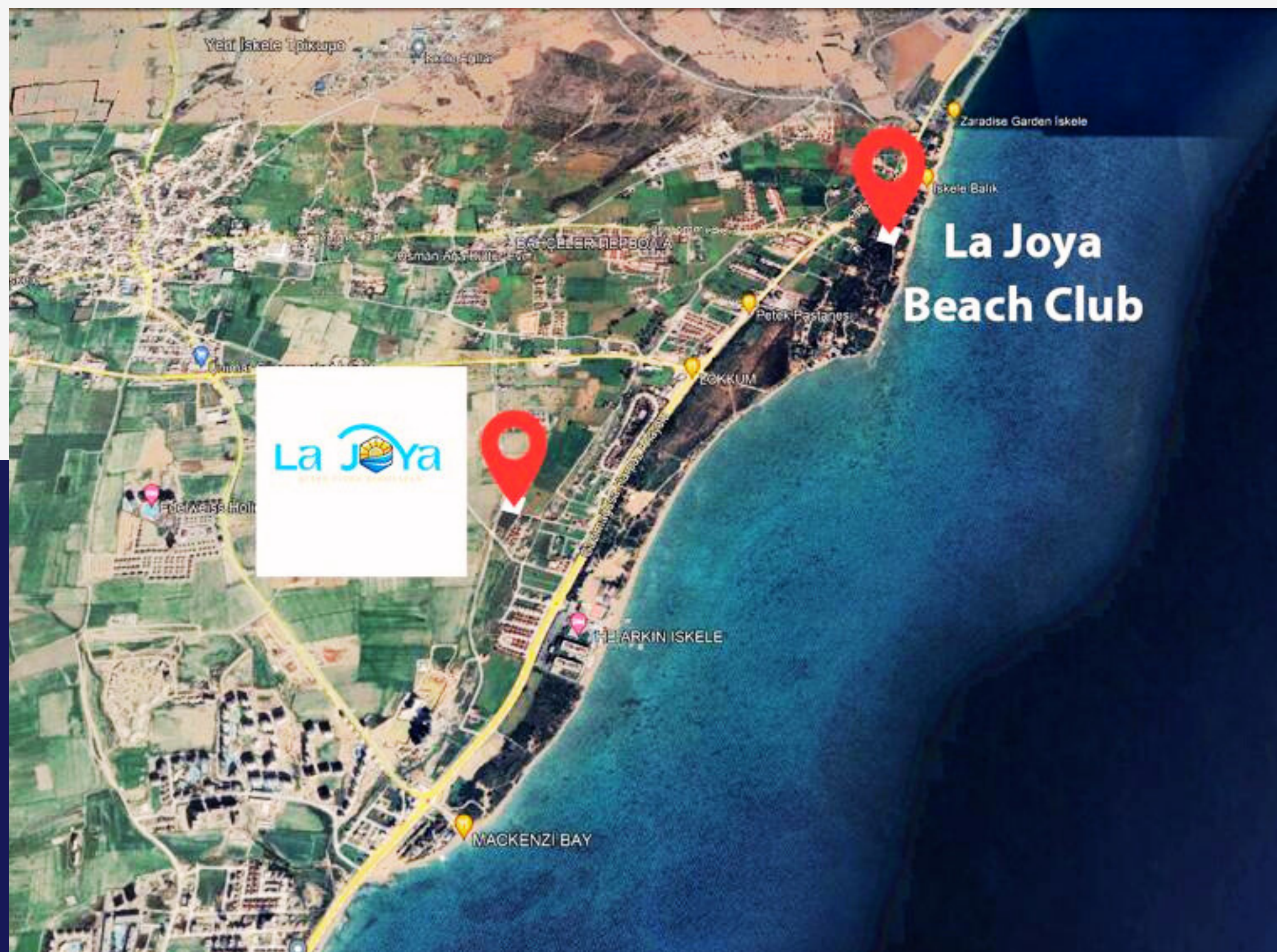
Introducing an extraordinary development in North Cyprus - a highly coveted and limited collection of only 74 smart and luxury residences. Each of these exclusive units is surrounded by an exquisite pool that is adorned with a unique bar in the center, creating an unparalleled ambiance of indulgence and relaxation. This spectacular retreat is part of a larger project that includes an opulent beach club, boasting a vast array of exclusive amenities such as premium restaurants, high-end bars, rejuvenating spas, and more. Nestled in a breathtaking location overlooking the Mediterranean Sea, this is the epitome of exclusive living for the most discerning and sophisticated clientele.

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La Joya Community

It's not home, It's Vacation!



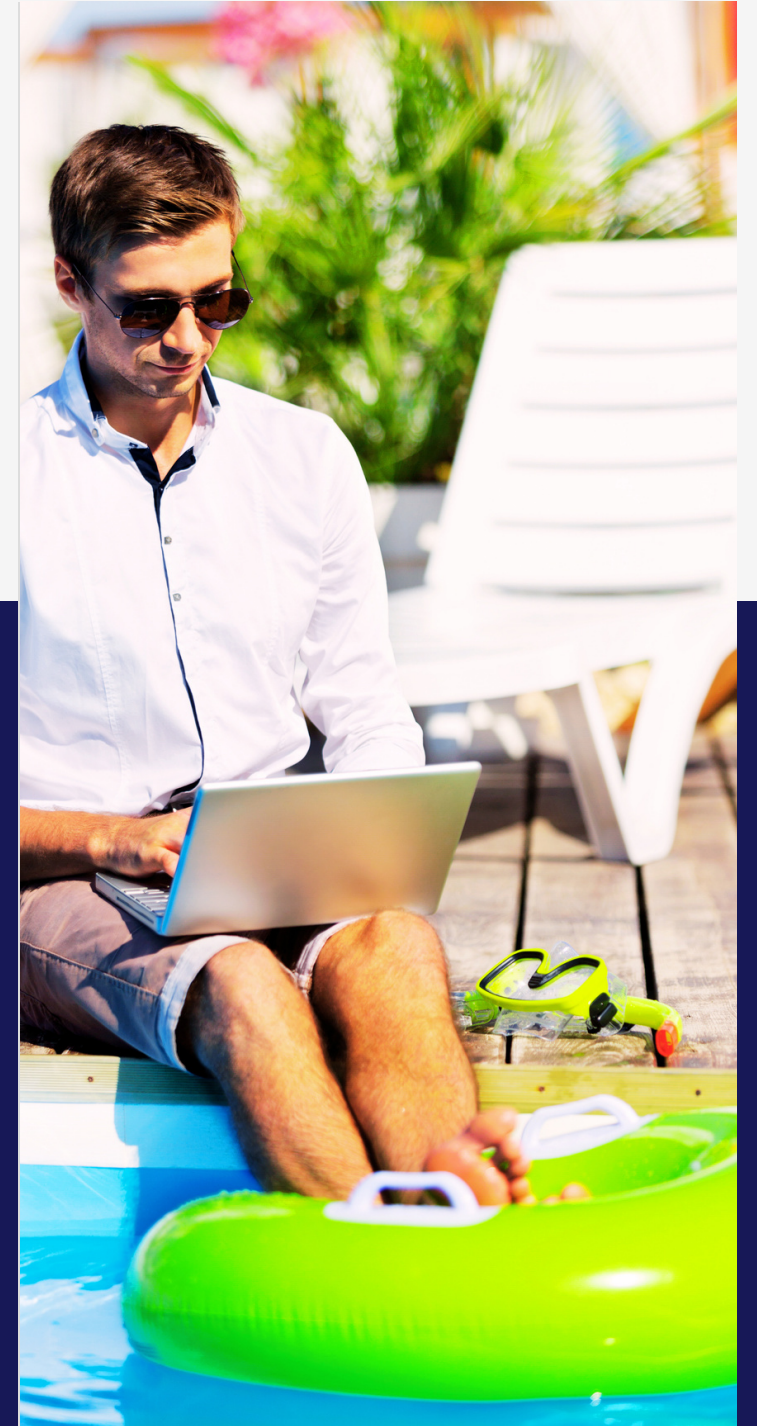
This elite community also features an exclusive membership to a remarkable beach club called La Joya Beach Club which is only 3 minutes' drive from the La Joya Beach Residences. Embrace a lifestyle of luxury and entertainment all at once and find your own true paradise with this new development.



Live Smart at La Joya

Introducing Real Smart House System

Our smart house system allows you to control the heating, cooling, and lighting options in your residence from anywhere using your mobile phone. In addition, you can use the system to make free calls between all residences. For added safety and control, each unit is equipped with a doorbell camera, providing you with peace of mind during your stay.





La Joya Experience

Upscale Amenities

Central heating and cooling:

We have developed a specialized central heating and cooling system that is installed in all residences. This system offers an efficient and cost-effective solution for climate control, making it more economical and practical for our residents.

Floor heated bathrooms:

Our floor heated bathrooms will provide you with a warm and cozy experience on cooler days, making your stay on the island more comfortable and enjoyable.

Smart house system:

Our smart house system allows you to control the heating, cooling, and lighting options in your residence from anywhere using your mobile phone. In addition, you can use the system to make free calls between all residences. For added safety and control, each residence is equipped with a doorbell camera, providing you with peace of mind during your stay.

Central satellite system:

Our central satellite system allows you to access a wide variety of programs from different parts of the world. You can enjoy your favorite shows and channels for the comfort of your unit, making your stay with us even more enjoyable.

Jacuzzi and Kitchenette

The jacuzzi and kitchenette is included as a part of the standard package for the Penthouse Roof Terrace Residences.





La Joya

BEACH CLUB

We are making a splash!



About La Joya Beach Club

When home blends with non-stop fun...

Only a stone-throw away, meet the La Joya Beach Club! All the owners of the La Joya Beach Residences automatically become members for this fun spot on the island. As a curtesy to its members, the Residence owners will receive a discounted service at The Beach Club.

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La Joya

Beach Club Amenities

Ready to Party?

REGISTER INTEREST

Casual and elegant restaurants

- There will be restaurants serving signature dishes from three different cuisines – Turkish, Italian and Asian Fusion.

Beach Bar

- Seafront beach bar serving refreshing cocktails and wine

Activities

- Beach volleyball court
- Watersports

Events

- Live DJ shows and parties

Spa

- Massage and spa services
- Daybeds with beachfront views





La Joya
BEACH CLUB

Activities





PROJECT **DETAILS**

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LA Joya Residences

A New World is Rising, Come and Discover

These residences are built in one of the most premium locations in Iskele town. There are 74 luxury residences in total that have high-end features and materials such as floating staircase, double glazed windows, floor heated bathrooms, high gloss kitchen cabinets, high-end color options, smart house, with terrace jacuzzi or direct access to the island pool.



40 loft units as 1+1



8 penthouse terrace units as 2+1



26 penthouse terrace studio units as 1+0

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INTERIORS

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INTERIORS

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Interiors

Tailored for your highest standards

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EXTERIOR

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EXTERIOR

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Exterior

Tailored for your highest standards

[WEBSITE](#)





Facilities and Amenities

Relax, Refresh and Renew Your Spirit



POOL BAR



GYM



RESTAURANT



ROOF TERRACE





Facilities And Amenties

Unparalleled Fun Awaits You

CENTRAL HEATING / COOLING

BEACH CLUB ACCESS

CENTRAL SATELLITE SYSTEM

ROOF KITCHEN

CENTRAL JENERATOR

JACUZZI

SMART HOUSE SYSTEM

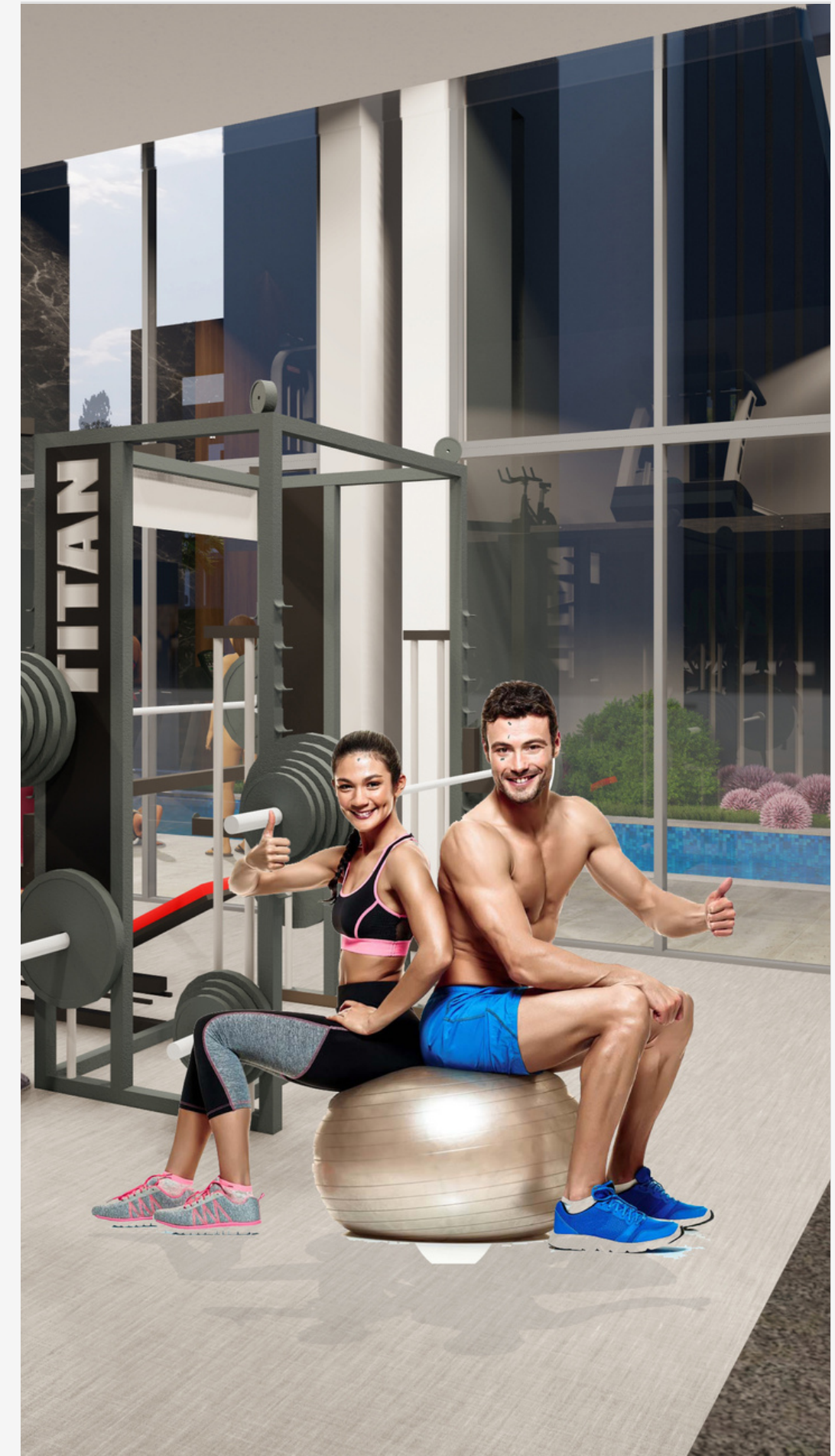
DIRECT POOL ACCESS

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Social Areas Activities

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TYPES OF RESIDENCES

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Ground Floor



First Floor



Loft

1+1 (40 Units)

In addition to the standard features, all loft units boast a unique advantage of direct access to the pool located right outside their door.



Total closed area
78 M2

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Penthouse

2+1 (8 Units)

Each penthouse unit at La Joya Beach Residences comprises of two bedrooms and a roof terrace with breathtaking sea views, complete with a jacuzzi. These units feature an open kitchen design, allowing for a seamless transition between cooking and entertaining.



Penthouse



Roof Terrace



Total Closed Area
98 M2



Roof Terrace Area
74 M2



Total Use Area
172 M2

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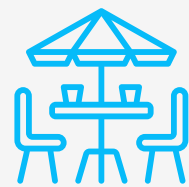
PENTHOUSE STUDIO

1+0 (26 Units)

Unlike regular studios, the penthouse studio units are designed with a terrace, again a unique feature of the La Joya Beach Residences. Each penthouse studio has a jacuzzi installed on its terrace overlooking the beautiful Mediterranean Sea.



Total Closed Area
52 M2



Roof Terrace Area
37 M2



Total Use Area
89 M2

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Penthouse



Roof Terrace



Historic Opportunity in Real Estate Investments

Grow Your Wealth and Boost Your Income

The booming real estate sector in North Cyprus is offering a historic opportunity for maximum profits. The prices of the real estate market in North Cyprus in comparison to the international real estate market are still very humble. However, every year this gap is reducing, so the earlier you invest in North Cyprus the more profits are on the horizon for you.

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High annual value appreciation



Rent income



Inflation protection





ABOUT DND HOMES

[WEBSITE](#)

About DND Homes

From Concept to Creation

One of the most trusted luxury residential developers, American born DND Homes is making an entry to the North Cyprus market. We are here to design smart and luxury homes for the homeowners to experience the feeling of 365 days of holiday.

Our commitment to excellence, quality, customer satisfaction and innovation will be unparalleled.

[VIEW PROJECTS](#)



DND
HOMES

Excellence

Quality

Innovation

Customer Satisfaction



At DND Homes, we are committed to delivering best-in-class residential developments that meet the highest standards of excellence. We are passionate about creating homes that are both modern and luxurious. Our team is dedicated to completing each one of our projects to the highest standards of safety and security.

[WEBSITE](#)

Our Team

We Extend Our Expertise in All Directions

Our team consists of real estate professionals and project managers who have years of experience in the residential real estate development. We bring the expertise of all our divisions to focus on every single aspect of the projects, which in return delivers ultimate customer satisfaction.

Under the roof of DND Homes, our team is revolutionizing the real estate development landscape and setting the bar for excellence in the process through innovative architecture and quality.



NORTH CYPRUS

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About North Cyprus

From Skyline to Shoreline

North Cyprus is a serene sub-tropical island located in the Mediterranean Sea, boasting over 200 km of coastline adorned with stunning beaches. With crystal-clear waters and golden sands, it's an ideal destination for swimming, sunbathing, and a range of water sports. Apart from its natural beauty, North Cyprus has a rich history that dates back to ancient times. The island is home to numerous historical and archaeological sites, including the ancient city of Salamis, St. Hilarion Castle, and the Bellapais Abbey. Visitors can explore these sites and learn about the island's cultural heritage. For outdoor enthusiasts, North Cyprus offers plenty of activities, such as hiking, cycling, and horse riding. The Besparmak Mountains boast stunning hiking trails, while the Karpaz Peninsula is perfect for cycling. The island also provides opportunities for diving, sailing, and fishing. Apart from the natural beauty and outdoor activities, North Cyprus is renowned for its warm hospitality and friendly locals. Visitors are often welcomed with open arms and treated like family, making for a memorable and enjoyable travel experience. Overall, North Cyprus offers a perfect blend of natural beauty, rich history, outdoor activities, and warm hospitality, making it a must-visit destination for travelers.

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Why Invest in North Cyprus?

North Cyprus is gradually becoming one of the most desirable areas of investing in real estate due to its safe environment, political and financial stability, affordable living costs as well as its friendly tax system. North Cyprus is one of the most sought-after destinations among tourists and residents alike thanks to its climate, amazing Mediterranean cuisine, welcoming locals and serene ambiance as well as the lowest crime rates. North Cyprus has become an ideal place for living and purchasing properties.

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Climate

The climate is very mild with warm winter temperatures – an average 340 days of sun per year.

Healthy and delicious Mediterranean food.

North Cyprus is the number one safest place to live and travel among the countries that have a population under 5 million.

Easy to Grant Residence Permit

The property owners in North Cyprus can apply for a residence permit in the country.

Lower Cost of Living than South Cyprus

North Cyprus uses the Turkish Lira as their currency, and this offers a unique opportunity for a lower cost of living for expats.

Top Reasons Why North Cyprus is a Hot Destination to Live and to Invest.



Friendly Locals

Welcoming and hospitable locals.

Low Tax Rate

The real estate tax is quite low on this part of the island.

Mediterranean Cuisine

Healthy and delicious Mediterranean food



CONTACT US



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